

OFF-STREET PARKING REQUIREMENTS BY USE:  
SEE TABLE 5.12.4-2 IN THE ORDINANCE FOR MORE INFORMATION

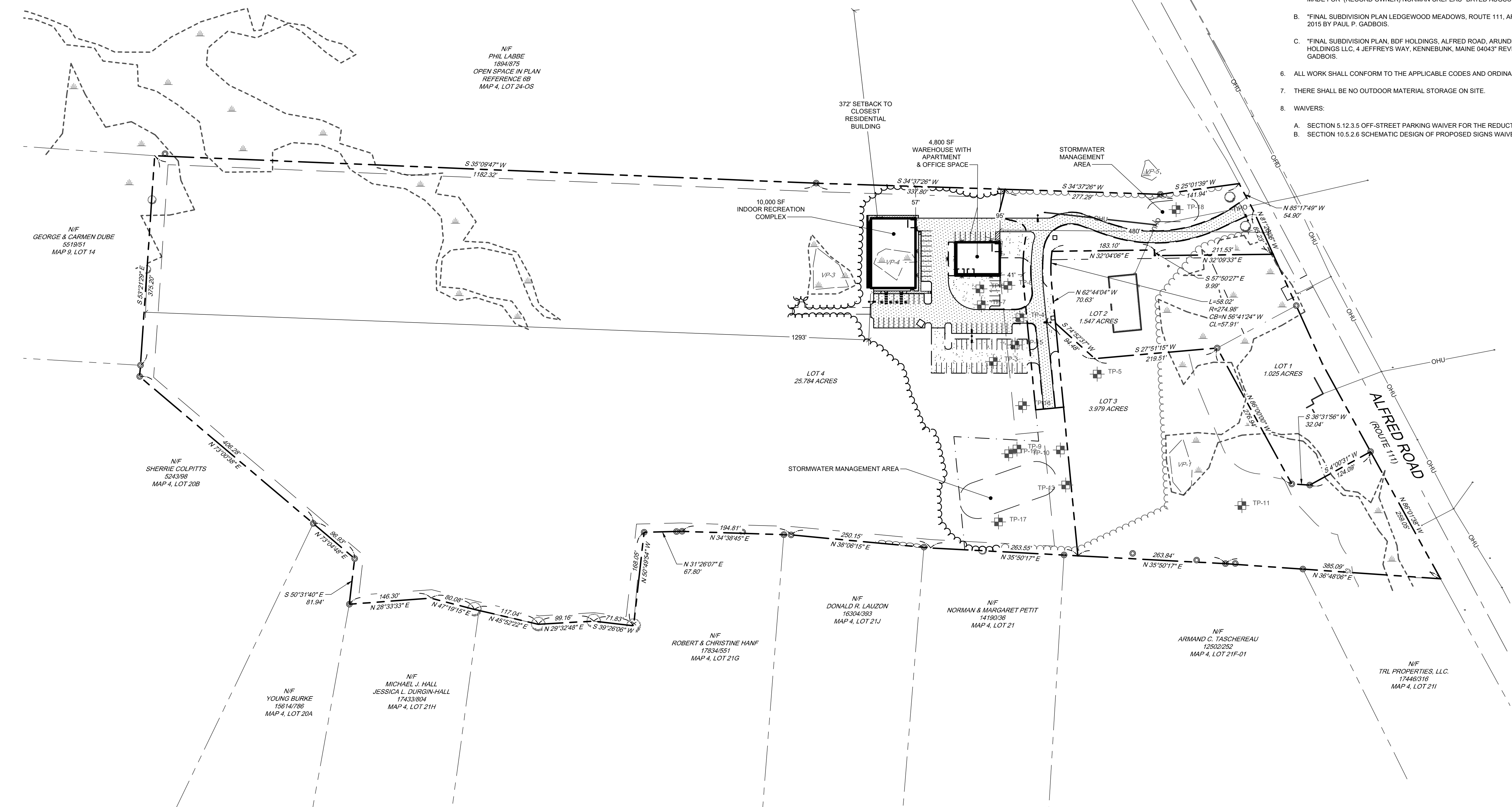
MIXED USE OFFICES:	TOTAL OF INDIVIDUAL USES	
BUSINESS & PROFESSIONAL	1 SPACE PER 200 SF OF GFA X 930 SF	= 2.45 SPACES
RESIDENTIAL:	1.25 SPACES PER DWELLING UNIT X 1	= 1.25 SPACES
WAREHOUSE:	1 SPACE PER 500 SF OF GFA X 3,870 SF	= 7.74 SPACES
COMMERCIAL RECREATION FACILITY:	1 SPACE PER 100 SF OF GFA X 10,000 SF	= 100.00 SPACES
	SPACES REQUIRED:	111.44 SPACES
	SPACES PROVIDED:	85 SPACES

**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS BDF HOLDINGS, LLC BY THE FOLLOWING DEED RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS:  
MAP 4, LOT 23 - DATED DECEMBER 13, 2018 IN BOOK 17861, PAGE 0465
- THE PROPERTY IS SHOWN AS LOTS 23 ON THE TOWN OF ARUNDEL TAX MAP 4 AND IS LOCATED IN THE ALFRED ROAD BUSINESS DISTRICT (AR).
- SPACE AND BULK CRITERIA FOR THE ALFRED ROAD BUSINESS DISTRICT (AR) ARE AS FOLLOWS:  

REQUIRED	LOT 23
MINIMUM LOT SIZE:	1 ACRES 25.78 ACRES
MINIMUM FRONT SETBACK:	40 FEET 41 FEET
MINIMUM SIDE SETBACK:	15 FEET 57 FEET
MINIMUM REAR SETBACK:	25 FEET 1293 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET 21 FEET 4 INCHES
MAXIMUM IMPERVIOUS LOT COVERAGE:	70 % 7.2 %

\* SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A.
- PLAN REFERENCE:
  - "PLAN SHOWING A STANDARD BOUNDARY SURVEY LOCATED AT 715 ALFRED ROAD IN ARUNDEL, MAINE MADE FOR (RECORD OWNER) NORMAN CREPEAU" DATED AUGUST 18, 2001 BY JOHN D. BRUCKLER.
  - "FINAL SUBDIVISION PLAN LEDGEWOOD MEADOWS, ROUTE 111, ARUNDEL, MAINE" DATED NOVEMBER 12, 2015 BY PAUL P. GADBOIS.
  - "FINAL SUBDIVISION PLAN, BDF HOLDINGS, ALFRED ROAD, ARUNDEL, MAINE, RECORD OWNER BDF HOLDINGS LLC, 4 JEFFREYS WAY, KENNEBUNK, MAINE 04043" REVISED THROUGH APRIL 9, 2020 BY PAUL P. GADBOIS.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- THERE SHALL BE NO OUTDOOR MATERIAL STORAGE ON SITE.
- WAIVERS:
  - SECTION 5.12.3.5 OFF-STREET PARKING WAIVER FOR THE REDUCTION OF 26.44 PARKING STALLS.
  - SECTION 10.5.2.6 SCHEMATIC DESIGN OF PROPOSED SIGNS WAIVER FOR NO PROPOSED SIGNAGE.

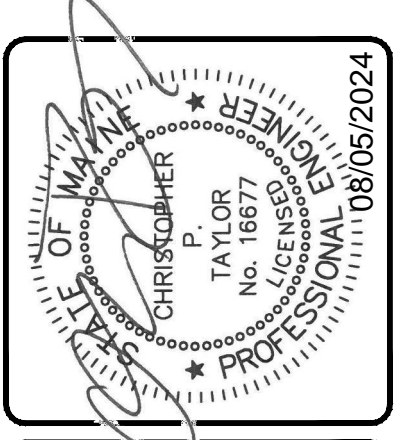
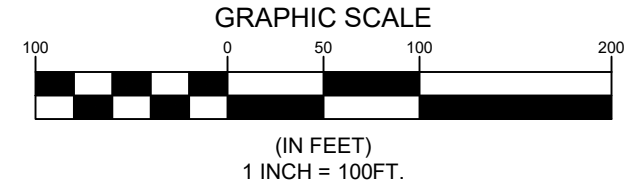


APPROVAL-  
TOWN OF ARUNDEL  
PLANNING BOARD

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



NOT FOR  
CONSTRUCTION

REV	BY	DATE	STATUS
B	CPT	08/05/2024	ISSUED FOR AMENDED SITE PLAN REVIEW COMMENT RESPONSE
A	CPT	06/12/2024	ISSUED FOR AMENDED SITE PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGOTECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGOTECHNICS, INC.

**SEBAGO**  
TECHNICS  
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South Portland, ME 04106  
Tel. 207-200-2100

OVERALL SITE PLAN  
OF:  
INDOOR RECREATION COMPLEX  
LOT 4, HEAVY HAMMER LANE  
ARUNDEL, ME 04005  
FOR:  
BDF HOLDINGS, LLC  
4 JEFFREYS WAY  
KENNEBUNK, ME 04043

DESIGNED	KK
DRAWN	STI
CHECKED	CPT
DATE	06/12/2024
SCALE	1" = 100'
PROJECT	20126-03